



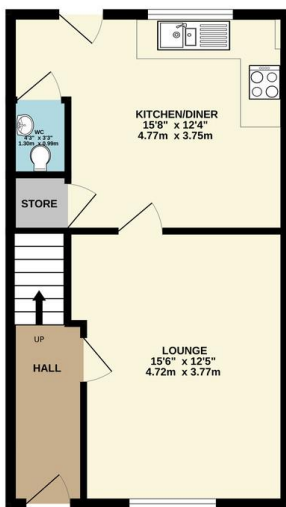
## FOR SALE

3 Bed Semi Detached House in Wright Place, South Wigston LE18 4SY  
Offers In Excess Of £260,000

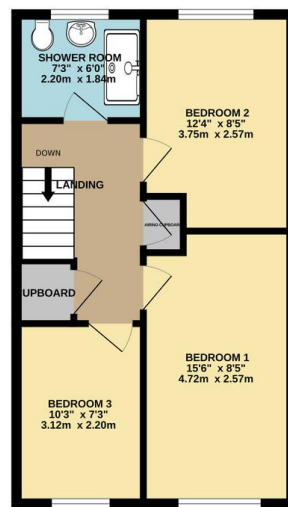
Situated in a quiet modern development in South Wigston and offering open views this three bedroom semi detached is presented to a high standard throughout. The accommodation comprises main entrance hall, living room, kitchen / diner, ground floor W.C, landing to three bedrooms, refurbished shower room, landscaped gardens, two allocated parking spaces. Call Phillips George to view.



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their efficiency or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Modern Build
- Semi Detached
- Three Bedrooms
- Quiet Development
- Immaculate Presentation
- Allocated Parking
- Open Views
- Ground Floor W.C

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

